



City of Annapolis

Department of Planning & Zoning
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Board of Appeals

May 3, 2011

The regular meeting of the Board of Appeals of the City of Annapolis was held on May 3, 2011 in the City Council Chambers. Chair Elkington called the meeting to order at 7:04pm.

A. ROLL CALL

Commissioners Present: **Chair** Elkington, **Vice Chair** Latham, Gregory, Oliver-Yancey

Commissioners Absent: Zazzali

Staff Present: G. Elson-Attorney, K. Ruff-Attorney, J. Arason, C. Gudenius, J. Rouse, K. Scott

The agenda was approved as submitted.

B. APPROVAL OF MINUTES

April 5, 2011 and April 20, 2011 Meeting Minutes

Mr. Elkington moved to approve the minutes as written. Mr. Gregory seconded the motion. The motion passed unanimously in a vote of 4-0.

C. PUBLIC HEARINGS AND DELIBERATIONS

1. Sakellariou Special Exception, S.E. 2010-005

Ms. Gudenius presented the special exception request by Mr. Sakellariou to establish a professional office or studio on property located at 58 Cornhill Street and zoned C1.

Mr. DiQuinzio, Chair Planning Commission appeared before the Board to testify on the application noting that the Planning Commission heard and voted on the application at its January 7, 2011 meeting. He turned the floor over to Mr. Waldman, a member of the Planning Commission to provide the specific details on the findings.

Mr. Plott, Attorney for the Applicant appeared before the Board and briefly described the special exception application.

Mr. Sakellariou, Applicant, appeared before the Board and testified providing background on the need for the special exception as well as the uses for the 58 Cornhill Street location.

Mr. Roberts, Architect appeared before the Board and testified on the application.

Mr. Tullier, Land Planner, appeared before the Board and testified on the application.

Mr. Weigan, Appraiser, appeared before the Board and testified on the application.

The following exhibits were presented at the hearing.

Exhibit Number	Board of Appeals Exhibit Types
1	Staff memorandum dated April 28, 2011 with attachments
2	Planning Commission findings dated April
3	Public testimony letters
4	Applicants Exhibit Packet "1-10"
5	Excerpts of the Annapolis Comprehensive Plan
6	Letter from Richard W. Smith dated May 3, 2011
7	Notice of 57 Cornhill Street in the Capital

Public testimony opened at 7:25pm and those speaking on the application are listed below.

Name	Address	In Favor	In Opposition
Bryan Miller	114 Market Street		X
Jim Clatanoff	66 Franklin Street		X
Judd Kizzo	54 Cornhill Street		X
Gerald Anders	90 East Street		X
Richard James	90 East Street		X
Joe Budget	9 Randall Street		X
Patricia Zeno	57 Cornhill Street		X
Mary Koenigshoff	92 East Street		X
Frank Parent	57 Cornhill Street		X
Sharon Jones	10 Fleet Street		X
Doug Smith	5 Revell Street		X
Kris Wilson	50 Cornhill Street		X
Patricia Smith	41 Cornhill Street		X
Phyllis Naditsh	13 Cornhill Street		X
Gilbert Renault	115 Monticello Street		X
Leslie Woodward	53 Cornhill Street		X
Barbara Tower	9 Franklin Street		X
Rick Struse	120 Duke of Gloucester St.		X
Peter Lamb	26 Cornhill Street		X
Liam O'Meara	60 Cornhill Street		X
Orlando Ridout	110 Duke of Gloucester St.		X
Sharon Kennedy	9 Randall Street		X
Theresa Revell	48 Cornhill Street		X

No one else from the general public spoke in favor or in opposition to the Sakellariou Special Exception application. Chair Elkington declared the public hearing closed at 10:28pm.

Mr. Plott closed by requesting the Board to approve the special exception request.

2. Palmer Variance, #VAR2011-003

This agenda item was postponed to the June 7, 2011 meeting.

3. Hryniewicz Variance, #VAR2011-006

This agenda item was postponed at the request of the applicant.

4. Bowersox Variance, #VAR2011-004

This agenda item was postponed to the June 7, 2011 meeting.

5. Board and Visitors & Governor's, St. Joh's College, #S.E. #2011-002

This agenda item was postponed to the June 7, 2011 meeting.

6. Fotos Special Exception, #S.E. 2011-001

This agenda item was postponed to the June 7, 2011 meeting.

D. SIGNING OF OPINIONS

1. 1301 West Street, #VAR2011-001

Ms. Latham moved approval of the opinion as written. Mr. Gregory seconded the motion. The motion passed unanimously in a vote of 4-0.

2. 113 Spa View Avenue, #VAR2011-002

Mr. Gregory moved approval of the opinion as written. Ms. Oliver-Yancey seconded motion. The motion passed unanimously in a vote of 4-0.

Deliberations/Voting:

The deliberations were deferred to the May 18, 2011.

Upon motion duly made, seconded and adopted, the meeting adjourned at 10:45p.m.

Tami Hook, Recorder